



**Development Services**  
1775 – 12<sup>th</sup> Ave. NW | P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100  
[issaquahwa.gov](http://issaquahwa.gov)

November 6, 2013

**NOTICE OF APPLICATION  
and  
Notice of Public Neighborhood Meeting  
PROVIDENCE RIDGE PRELIMINARY PLAT  
PP13-00005, AAS13-00004**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing a Notice of Application and a Notice of a Public Neighborhood Meeting for a proposed preliminary plat to create 42 single-family residential lots on a 12 acre site.

**A Public Neighborhood Meeting is scheduled for November 20, 2013, at 7:00 p.m. in the Council Chambers of City Hall South, located at 135 East Sunset Way in Issaquah.** The purpose of the meeting is to allow an early opportunity for the community to raise potential issues and concerns regarding the proposed subdivision.

**Project Description:** The Providence Ridge development proposes to subdivide 12 acres into 42 single-family residential lots. The property is located at 221XX SE 43<sup>rd</sup> Way, immediately south and west of the Providence Point development. The preliminary plat would allow construction of utilities, roadways, and stormwater facilities prior to building residences.

The site is currently heavily forested and undeveloped. The south part of the site slopes steeply to a ravine down to Laughing Jacobs Creek. There is an existing sanitary sewer trunk line and its associated access road that is used as a regional trail along the south property boundary.

The site is constrained by environmental critical areas, including; steep slopes along the south portion of the lot, an intermittent stream on the northwest part of the lot, one on-site wetland and two off-site wetlands with wetland buffer areas extending onto the southwest corner of the site. The proposal includes separate tracts for critical areas (steep slopes, wetlands, streams) as well as open space tracts and tree retention areas. The proposal would not impact critical areas, and the development area is limited to 6 acres of the 12 acre site.

The site is zoned Single Family Small Lot (SF-SL) which has a minimum lot size of 6,000 square feet (SF) and a maximum density of 7.26 dwelling units per acre. The City's code allows for a percentage of

density or lots from protected environmental critical areas to be transferred to developable areas of the site. Lot sizes in the developable area may be reduced to compensate for the site area lost due to protection of the environmental critical areas. Forty (40) of the forty-two (42) lots would be less than 6,000 SF, with 26 of the lots less than 4,000 SF. The proposal would meet the density requirement of the SF-SL zoning; the 42 lots on the 12 acre site would be a gross density of 3.5 dwelling units per acre.

The proposal includes an Administrative Adjustment of Standards (AAS) to reduce building setbacks on the individual lots. The SF-SL zone requires a 10-foot front setback, 6-foot side yard setbacks and a 20-foot rear yard setback. The applicant requests reducing setbacks to a 3-foot front yard, 3-foot side yards, and a rear setback reduced to 17 feet.

Access to the development would be from a single driveway access off SE 43<sup>rd</sup> Way. Detailed design of the driveway access will be completed with the preliminary plat. The internal access road to the lots would be a public street.

Location: 221XX SE 43<sup>rd</sup> Way

The project site is located on the south side of SE 43<sup>rd</sup> Way. The site is located to the south and west of the Providence Point development. See Vicinity Map.

Comment Period: There is a 14-day public comment period for this Notice of Application. Individuals may provide comments by **5:00 p.m. November 21, 2013**. All comments received will be documented in the project file. Comments may also be provided at the Public Neighborhood Meeting. Please send comments to: Peter Rosen, City of Issaquah, P.O. Box 1307, Issaquah, WA. 98027, or by e-mail: [peterr@issaquahwa.gov](mailto:peterr@issaquahwa.gov), or phone (425) 837-3094 for more information.

Permit Process: After the Public Neighborhood Meeting, the preliminary plat proposal will require a public hearing with the City's Hearing Examiner, who will make the decision on the project. A separate notice will be provided when the public hearing is scheduled. Public comments will be accepted prior to and at the preliminary plat public hearing.

Date of Application: October 28, 2013      Complete Application: October 28, 2013

Date of Notice of Application: November 6, 2013

Information Available for Review: Application materials and plans are available for review at the Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

Please contact me with any questions or comments, or if you would like additional information regarding this application at (425) 837-3094 or by email at [peterr@issaquahwa.gov](mailto:peterr@issaquahwa.gov)

Sincerely,  
DEVELOPMENT SERVICES DEPARTMENT

Peter Rosen  
Senior Environmental Planner

Enclosures: Vicinity map, Preliminary Plat Plan